



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on October 10, 2017
Des Plaines, Illinois**

- 1. Roll Call:** Chairman Mauro Glorioso; Kevin Freeman; Robert J. Steffen; Dana D. Kinion (via conference call); and Jim Bilotta (via conference call).

Staff: Louis G. Apostol, JD, CAE, Executive Director & General Counsel;
Steve Waggoner, Chief Administrative Law Judge (via conference call);
Dianne Lerman, Recording Secretary.

Mr. Glorioso convened the Meeting at 10:00 a.m.

- 2. Approval of Board Minutes from the September 12, 2017 Meeting.**

Mr. Freeman moved to approve the Board Minutes of September 12, 2017 as presented.
Mr. Steffen seconded the Motion and it carried 3-0.

- 3. Adoption or Amendments to the Agenda**

Mr. Freeman moved to accept the Agenda as presented. Mr. Steffen seconded the Motion and it carried 3-0.

Mr. Freeman moved to allow Mrs. Kinion to participate in the meeting via the conference phone. Mr. Steffen seconded the Motion and it carried 3-0.

Mr. Bilotta joined the meeting at 10:10 a.m. via conference phone.

BOARD MEMBERS

Kevin L. Freeman
Chicago

Jim Bilotta (Acting)
Lockport

Robert J. Steffen
South Barrington

Dana D. Kinion
Springfield

Mr. Freeman moved to allow Mr. Bilotta to participate in the meeting via the conference phone. Mr. Steffen seconded the Motion and it carried 4-0.

4. Executive Director's Report

Mr. Apostol reviewed PTAB's FY18 current operations and the September 30th Financial Statement. He reported PTAB expended only 18.7% of its approved budget through the first three months of the fiscal year. He once again reminded the Board that GOMB directed all agencies to hold back 10% of the approved budget. He further noted this will reduce PTAB's overall budget by over \$560,000 and will significantly delay filling open positions. He further stated, negotiations with Labor Relations / AFSCME are still ongoing at this time.

Mr. Apostol presented an update on all staffing issues. He reported the recruitment of Becky Hesse's replacement, who retired last December, is still a work in progress and may not happen until March 2018. He reported Becky has agreed to remain as a contract worker and will act as a 75-Day staff after January 1, 2018. He further reported (1) 75-Day staff is working in Springfield. He again expressed concern regarding the budget holdback and PTAB's ability to address the workload due to the significant increase in the volume of new appeals filed for tax year 2016.

Mr. Apostol presented an update on his participation at the "CMS Labor Relations All Day In-Service Program" at the JRTC in Chicago on September 28th.

Mr. Apostol reported on his participation in the "DoIT Strategy Summit 2017" on September 20th at the DNR Building in Springfield. He stated David Suarez also attended the meeting as PTAB's Chief Information Officer.

Mr. Apostol reported the Illinois Department of Human Rights reviewed and approved PTAB's FY18 Affirmative Action Plan and issued a full compliance letter.

Mr. Apostol reported on his participation in the Governor's "Council of Counsels" meeting on October 5th at the JRTC in Chicago. He further reported that Rodger Heaton is the Governor's new Chief of Staff replacing Kristina Rasmussen with Ms. Kenton Skarin the new General Counsel replacing Dennis Murashko.

Mr. Apostol reported PTAB continues to be current with all Governor's Office of Citizen Action inquiries and FOIA requests at this time.

Mr. Apostol reported he will appear before the Joint Committee on Administrative Rules Committee (JCAR) on October 17th in Chicago to present and defend PTAB's proposed rule changes regarding the electronic transfer of documents.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, November 14th at 10:00 a.m., in Springfield.

Mr. Steffen moved to accept the Executive Director's Report. Mrs. Kinion seconded the Motion and it carried 5-0.

5. Discussion of Motions

- a. South Riverside Building, LLC: #15-34779-C-3 (Cook – W. Chicago)

Mr. Freeman moved to grant a 30-day extension to Intervenor, City of Chicago. Mr. Glorioso seconded the Motion and it carried 5-0.

- b. Marquardt S.D. #15: #15-05661-I-3 (DuPage)

Mr. Freeman moved to grant a final 90-day extension to Intervenor/Owner, DCT Mitchell Ct., LLC. Mr. Steffen seconded the Motion and it carried 5-0.

- c. Imperial Realty Company: #15-04208-C-2 (Lake)

Mr. Freeman moved to grant a final 90-day extension to Intervenor, Waukegan C.U.S.D. #60. Mr. Steffen seconded the Motion and it carried 5-0.

- d. C.C.S.D. #93: #15-05646-I-3 (DuPage)
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Mr. Freeman moved to grant a 60-day extension in each of the appeals to Intervenor/Owner, Liberty Property Ltd Partners. Mr. Steffen seconded the Motion and it carried 5-0.

- e. Nordstrom Inc.: #15-33217-C-3 (Cook – Niles)
Kanakmal Jain Family, LLC: #15-33599-I-2 (Cook – Schaumburg)

Mr. Freeman moved to grant a final 60-day extension in each of the appeals to Intervenors, Palatine T.H.S.D. #211 and Schaumburg C.C.S.D. #54. Mr. Bilotta seconded the Motion and it carried 5-0.

- f. HP Ventures: #15-31931-C-2 (Cook – S. Chicago)
Chicago Symphony Orchestra: #15-34926-C-3 (Cook – S. Chicago)
American Multi- Cinema, Inc.: #15-34927-C-3 (Cook – N. Chicago)
Lawson Partners, LLC: #15-34936-C-3 (Cook – N. Chicago)
West Side Realty: #15-35927-C-3 (Cook – W. Chicago)

Mr. Freeman moved to grant a final 60-day extension in each of the appeals to Intervenor, Chicago Board of Education. Mr. Bilotta seconded the Motion and it carried 5-0.

- g. Kraft Foods, Inc.: #15-29785-C-3 (Cook – Northfield)

Mrs. Kinion moved to grant a 90-day extension to Intervenor, New Trier H.S.D. #203 and Sunset Ridge S.D. #29. Mr. Steffen seconded the Motion and it carried 5-0.

- h. 650 E. Devon Condominium Assoc.: #15-05453-C-3 (DuPage)

Mr. Steffen moved to grant a final 60-day extension to Intervenor, Itasca Community Library, Itasca Fire Dist., Itasca Park Dist., Itasca S.D. #10, and Lake Park H.S.D. #108. Mrs. Kinion seconded the Motion and it carried 5-0.

- i. North Bridge Chicago LLC: #15-34925-C-3 (Cook – N. Chicago)

Mr. Steffen Moved to grant a final 60-day extension to Intervenor, City of Chicago. Mrs. Kinion seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

- j. Anthony Remke: #15-04850-R-1 (McHenry)

Mr. Freeman moved to deny the request to reinstate. Mr. Steffen seconded the Motion and it carried 5-0.

- k. Chicago Title Land Trust: #13-02893-C-2 (McHenry)

Mr. Freeman moved to deny the request to reopen appeal. Mrs. Kinion seconded the Motion and it carried 5-0.

- l. Frank Polak: #08-25756-I-1 (Cook – Lyons)
Frank Polak: #10-23872-C-1 (Cook – Lyons)
Frank Polak: #11-25734-C-1 (Cook – Lyons)
Frank Polak: #12-24175-C-1 (Cook – Lyons)
Frank Polak: #13-23968-C-1 (Cook – Lyons)

Mr. Freeman moved to deny the request to reinstate each of the appeals listed above. Mr. Steffen seconded the Motion and it carried 5-0.

- m. Ly & Vinh Tran: #13-31462-R-1 (Cook – Niles)
- Ly & Vinh Tran: #14-30669-R-1 (Cook – Niles)
- Ly & Vinh Tran: #15-39372-R-1 (Cook – Niles)

Mr. Freeman moved to deny the request to re-review the appeals listed above. Mr. Bilotta seconded the Motion and it carried 5-0.

6. Attachments

Decisions A – G and Z

As to Attachment A, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 5-0.

As to Attachment B, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 5-0.

As to Attachment C, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0 with Mr. Glorioso recusing.

As to Attachment D, Mr. Steffen moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Freeman recusing.

As to Attachment E, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0 with Mr. Bilotta recusing.

As to Attachment F, Mr. Freeman moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 4-0 with Mr. Steffen recusing.

As to Attachment G, Mr. Freeman moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 4-0 with Mrs. Kinion recusing.

As to Attachment Z, Mrs. Kinion moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 5-0.

Workload Report

Mr. Apostol presented and reviewed the FY18 September 30th Workload Report. He again stated this report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. He reported staff produced a total of 8,415 closed decisions through the first three months

and is on track to close approximately 34,000 by June 30th. He again stated he expects the number of new appeal filings to increase by 10% in FY18 and expressed major concern PTAB will not have sufficient staff to handle the substantial workload increase.

The Board recommended that Mr. Apostol explore all possible sources in an effort to increase the number of hearing staff assigned to address the ever-increasing workload. He stated he will report to the Board with a recommendation at the November meeting in Springfield.

Mr. Apostol reviewed graphs prepared by IT that reflect, Weekly ASI Visits, Decisions Viewed Weekly, Weekly PTAB Website Visits, Board Portfolios Viewed Weekly, Letters Viewed Weekly, Board Decisions by Month and Xerox Pages printed Monthly. He again noted taxpayers and practitioners are utilizing the website more to track the progress of appeals and to download information. He again stated this process continues to save significant staff time and reduced expenses.

7. Other Business

There was no “Other Business” to report at this time.

8. Adjournment

Mr. Freeman moved to adjourn the meeting at 10:55 a.m. Mr. Steffen seconded the Motion and it carried 5-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director & General Counsel

LGA/dl